

R E S O L U T I O N

WHEREAS, Oxbridge Development is the owner of a 74.98-acre parcel of land shown on preliminary plan 4-04151, being in the 15th Election District of Prince George's County, Maryland, and being zoned R-R; and

WHEREAS, on July 6, 2008, Oxbridge Development filed an application for approval of Cluster Final Plat(s) of Subdivision known as Marlboro Pointe; and

WHEREAS, the application for approval of the aforesaid Final Plat(s) of Subdivision, in conformance with Preliminary Plan 4-04151 for Marlboro Pointe was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on October 2, 2008, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application; and

WHEREAS, on October 2, 2008, the Prince George's County Planning Board reviewed the aforesaid application for conformance with the preliminary plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, including Section 24-119(e) of the Prince George's County Code, the Prince George's County Planning Board APPROVED Final Plats of Subdivision 5-08169 through 5-08181, pursuant to the conditions of preliminary plan 4-04151.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The property is located east of Ritchie Marlboro Road.
3. The final plat(s) of subdivision are in conformance with preliminary plan 4-04151, Prince George's County Planning Board Resolution No. 04-286.
4. The final plat(s) of subdivision are in conformance with detailed site plan DSP-05011, Prince George's County Planning Board Resolution No. 05-249.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with District Council, Prince George's County, Maryland within thirty (30) days following the final notice of the Planning Board's action.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Cavitt, seconded by Commissioner Clark, with Commissioners Clark, Cavitt and Parker voting in favor of the motion, and with Commissioners Vaughns and Squire temporarily absent at its regular meeting held on Thursday, October 2, 2008, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 2nd day of October 2008.

Oscar S. Rodriguez  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

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